PROVIDING
SAFE, ECONOMICAL, ENVIRONMENTALLY FRIENDLY, & FUEL EFFICIENT TRANSPORTATION SOLUTIONS. SINCE 1922

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WHY RAIL?

SAFER

• Moving by rail lowers road congestion and reduces opportunities for accidents.
• In 2017, semi-truck accidents accounted for 4,761 deaths as opposed to rail’s 271 deaths.**

ECONOMIC VALUE

• Compared to trucking, rail offers a more economically attractive transportation option providing a pricing advantage in getting a customer to market.

FUEL EFFICIENT BULK TRANSPORT

• A typical mile-long train replaces more than 500 trucks.
• An average railcar’s capacity is equal to four trucks.
• 1.5B gallons of fuel would be saved per year by moving 10% of truck freight to rail.*

RAIL INFRASTRUCTURE

• Compared to roadway infrastructure, which is funded by taxpayers, railroads invest approximately $25B/year on infrastructure to maintain their own infrastructure.*

TIMELINESS

• Rail relies on multiple crews to continuously move cars 24 hours a day, 7 days a week, 365 days a year.

ENVIRONMENTALLY FRIENDLY

• Moving 10% of truck freight to rail would reduce associated greenhouse gas emissions by 17Mt.
• In 2017, rail accounted for just 2% of transportation-related emissions despite moving roughly one third of U.S. exports and intercity freight volume.*

SAFETY

...is our constant train of thought.

13 JAKE AWARDS
Award for better than average safety record
As of 2019

8 JAKE AWARDS WITH DISTINCTION
Indicating no reportable incidents
As of 2019

CONTINUOUS TRAINING
For staff, first responders, customers, and other carriers including Train the Trainer Community Workshop
As of 2019

ASLRRRA 2019 SAFETY PERSON OF THE YEAR
Cleo Johnson, Jr.
WHO WE ARE

MISSISSIPPI EXPORT RAILROAD (MSE)
Headquartered in Moss Point, MSE is a 42-mile short line railroad providing freight rail service between Pascagoula and Evanston, MS since 1922. MSE connects to seven railroads as well as the Port of Pascagoula and the Port of Mobile. MSE values people, safety, and service above all else. Quickly approaching 100 years, MSE’s history is a testament to its adaptable and passionate employees who are committed to superior service and customer growth. MSE believes that when customers win, MSE does too.

ALABAMA EXPORT RAILROAD (ALE)
Alabama Export Railroad (ALE), a subsidiary of MSE, is a transportation service company providing freight rail service in Mobile, AL. ALE values its relationship with customers, safety, and service above all else. With connections to seven railroads - Canadian National, CSXT, Norfolk Southern, Kansas City Southern, Terminal Railway Alabama State Docks, Alabama and Gulf Coast Railway, and CG Railway - as well as the Port of Mobile, ALE links customers to any point around the world.

WHAT WE DO

FREIGHT
Transportation services across North America with a focus on improved service and efficient rates

RAILCAR & TANK REPAIR
Maintenance, repair, inspections, & remarking onsite as well as an AAR M-1003 (B25) and M-1002 (CS & C6) certified & locomotive repair shop offsite

STORAGE
Safe, cost effective railcar storage

TRACK REPAIR
Track design, construction, maintenance & surfacing, tie & replacement, signal maintenance, & inspections

TRANSLOADING
Connecting customers not served by rail to the broader rail network
MSE and ALE are within an hour and a half drive of four hour deep water ports: Port of Pascagoula, Port of Mobile, Port of Gulfport, and Port of New Orleans. These connections link MSE and ALE customers to any point globally.

MSE offers transload services to expand customers’ reach by leveraging the lower cost of rail while increasing their reach into new markets and locations. Similarly, MSE stevedoring partners at the Ports of Pascagoula and Mobile have broad experience transloading product between water and rail.

MSE has experience transloading the following materials and is always looking for new transloading opportunities to solve a customer’s needs:

- Oysters from truck to rail
- Graphite from truck to rail
- Crane mats from truck to rail
- Stainless steel scrap from rail to truck
- Pipe from rail to truck
- Ethanol from rail to truck

As supply chains grow and change, warehousing is a crucial component in both short and long term strategic planning. MSE’s Helena Industrial Complex has shovel ready land with rail access that is located within a 10 minute drive of I-10. MSE will partner with customers to create build to suite warehousing solutions. The existing warehouse in that park offers steaming, bulk liquid transloading, ISO and liquid trucking services as well as liquid and dry bulk, containers, totes, super sacks, packaged materials, lumber, and building materials, and palletized goods.
RAILCAR REPAIR

With over 40 years of railcar repair experience, MSE’s Britt Shop provides full service railcar maintenance and repairs.

- Performs a full range of repairs: maintenance, repair, cleaning, inspections, and remarking
- Repairs tank car valves in new valve shop
- Offers customized preventive maintenance (PM) programs and quality control planning
- Holds AAR M-1003 (B25, C5 & C6) and RLJ certifications

- AAR/FRA Running Defects
- AEI tags
- Heavy Freight Car Repair
- Inspection/Assessment
- Railcar General Repair
- Wreck Repair
- Railcar Cleaning
- Railcar Air Brake Testing
- Railcar Interchange/Condition Inspection
- Remove, recertify, and reapply tank car service equipment including leak tests
- Recondition, repair, and qualify tank car valves

LOCOMOTIVE REPAIR

MSE’s Britt Shop provides full service locomotive maintenance and repairs.

- Locomotive Leasing, Maintenance, and Repairs
- Wheel Turning and Replacements
- Locomotive repairs at MSE and offsite mobile repairs
- Partnership with third party to perform major repairs onsite

MSE provides short and long term, cost-effective railcar storage:

- 2,000 car capacity for empties and loads of hazardous and non-hazardous materials
- Daily interchange service
- Highly competitive rates with flexible term options
- Forward storage-in-transit: Regional Distribution Center (RDC)
- Track maintained for unit trains with loads up to 286,000 lbs/car
- Same day releases available
- Team tracks available for transload to truck, rail, and barge
- Gated yards with monitoring stored in low population areas for security and safety of community and customers
- Convenient and easy railcar repair in storage
- Capacity to exchange and store unit trains
- Capacity to store high and wide moves with room to transload to truck or water

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RAILCAR STORAGE YARDS
MSE provides switching services for rail served industries to improve plant flow, decrease demurrage, and doing it safely so that customers can focus on what they do well.

MSE CAN SUPPLY:
- Transloading operations and equipment
- Track maintenance including inspection, upgrades, and new builds
- Shipping logistics support
- Car and locomotive repair
- Locomotive power

Because maintaining rail track is paramount to a smooth operation, safety is achieved through well maintained infrastructure. MSE mainline track is maintained to class 3 standards allowing 286,000 lb railcars. MSE maintains over 70 miles of track including customer tracks and storage tracks. MSE strives for exceptional track maintenance service to improve efficiency, increase safety, and reduce accidents for customers.

- New track construction
- Track maintenance and surfacing
- Tie & rail replacement
- Signal maintenance
- Track inspections

MSE delivers the service a rail customer deserves. They are responsive, creative, and fair. Their connections with four Class 1 carriers opens opportunities for their customers. They are a pleasure to do business with!

Kevin G. Acker
Director, Land Transportation Americas
The Chemours Company

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## Industrial Site Development

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Site Description</th>
<th>Ports of Mobile</th>
<th>Port of Pascagoula</th>
<th>Mobile Regional Airport</th>
<th>Electric</th>
<th>Waste Water: Line - Capacity - Excess</th>
<th>Natural Gas</th>
<th>Zoning</th>
</tr>
</thead>
</table>
| **South Mississippi Industrial Rail Site**                                   | • Lucedale, MS (George County)  
  • 1,200 acres located on Hwy 98 including a 353 acre Project Ready Certified Site  
  • Home to American Tank & Vessel, Tri-State Pole & Piling, and Vulcan Materials Company                                                                 | 39 mi           | 40 mi              | 30 mi                  | 12.47 kV  
  • 12“ line 0.72 MGD 0.62 MGD                                             | 6” line 0.5 MGD 0.25 MGD | 6” line          | Heavy Industrial      |
| **George County Ports & Passage Site**                                       | • Lucedale, MS (George County)  
  • 75 acre Project Ready Certified Site  
  • Contact George County at (601) 530-2829 for more information                                                               | 45 mi           | 45 mi              | 31 mi                  | 12.47 kV  
  • 10“ line 5.5 MGD 2 MGD                                                  | 6” line 0.5 MGD 0.25 MGD | 6” line          | Heavy Industrial      |
| **Helena Industrial Complex**                                                 | • Helena, MS (Jackson County)  
  • 136 acre Project Ready Certified Site  
  • Bulk Warehouse: 40,000 sq ft with 5,000 sq ft loading dock and 12 loading doors and 50 car capacity  
  • Home to Airgas, Heniff Transportation Distribution Systems, and Tindall                                                   | 41 mi           | 13 mi              | 24 mi                  | 23 kV     
  • 10“ line 5.5 MGD 2 MGD                                                  | 6” line 2.5 MGD 0.5 MGD | 16” line         | Light Industrial      |
| **Helena Transloading Site**                                                  | • Helena, MS (Jackson County)  
  • 6 acre gated transload track site with 6-8 car spots and heavy truck drive through capacity located at 10290 Saracennia Rd                                                  | 40 mi           | 12 mi              | 31 mi                  | 13.2 kV   
  • 10“ line 5.5 MGD 2 MGD                                                  | 6” line 2.5 MGD 0.5 MGD | 16” line         | Light Industrial      |
| **Jackson County Aviation Technology Park**                                  | • Moss Point, MS (Jackson County)  
  • 230 acre Project Ready Certified Site located at 8319 AvTech Parkway  
  • Contact Jackson County Economic Development Foundation at (228) 769-6263 for more information                                   | 37 mi           | 10 mi              | 27 mi                  | 23 kV     
  • 12“ line 2.5 MGD 1 MGD                                                  | 12“ line 4.5 MCD 1 MGD | 8” line          | Light Industrial      |

MSE was able to slash the transportation costs for a customer’s primary inbound material from $500,000+ in trucking to less than $250,000 on rail.

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**Customer Case Study A**

MSE was able to slash the transportation costs for a customer’s primary inbound material from $500,000+ in trucking to less than $250,000 on rail.
MSE is a one-stop-shop for a large industrial online customer providing:
- Freight services across the continent while advocating for reduced costs and efficient routes,
- Storage of up to 375 cars plus 150 spots for industry customers at attractive rates,
- Track maintenance services to prevent costly outages that delay manufacturing and disrupt overall plant efficiency, and preventive maintenance program handling maintenance needs while cars are in storage to reduce downtime and save on transit and labor costs.

### CUSTOMER CASE STUDY B

<table>
<thead>
<tr>
<th>PROPERTY NAME</th>
<th>SITE DESCRIPTION</th>
<th>Port of Mobile</th>
<th>Port of Pascagoula</th>
<th>Mobile Regional Airport</th>
<th>ELECTRIC</th>
<th>WATER LINE: CAPACITY</th>
<th>WASTE WATER LINE: CAPACITY</th>
<th>NATURAL GAS</th>
<th>ZONING</th>
</tr>
</thead>
</table>
| MOSS POINT YARD PROPERTY / INDUSTRIAL SITE | • Moss Point, MS (Jackson County)  
• 47 acre site with 600+ railcar storage and fueling station with unit train capacity | 37 mi | 7 mi | 31 mi | 25 kV* | 10" line 5 MCD 1 MGD | 10" line 4.5 MCD 1 MGD | 4" line | Heavy Industrial |
| ESCATAWPA RIVER TERMINAL | • Moss Point, MS (Jackson County)  
• 9.5 acre site with 432 ft dock with 2 standard river barge capacity and 14 ft draft on the federally maintained channel with access to the Intracoastal Waterway  
• 5-7 car per switch on site with a 600+ car storage adjacent with unit train capacity | 36 mi | 7 mi | 31 mi | 25 kV* | 6" line 5 MCD 1 MGD | N/A 4.5 MCD 1 MGD | 2" line | Heavy Industrial |
| MCINNIS LAKE TERMINAL | • Moss Point, MS (Jackson County)  
• 15 acre site with bulk headed barge slip located on the Escatawpa River and access to the Intracoastal Waterway | 37 mi | 5.5 mi | 33 mi | 25 kV* | 6" line 5 MCD 1 MGD | 8" line 4.5 MCD 1 MGD | 4" line | Light & Heavy Industrial |
| MOSS POINT INDUSTRIAL AND TECHNOLOGY COMPLEX | • Moss Point, MS (Jackson County)  
• 202 acre Project Ready Certified Site in the Foreign Trade Zone #92 with barge access on a 12-foot federally maintained channel  
• Contact Jackson County Economic Development Foundation at (228) 769-6263 for more information | 35 mi | 6 mi | 29 mi | 23 kV | 12" line 4 MCD 0.5 MCD | 12" line 12 MCD 2 MCD | 8" line | Heavy Industrial |
| MOSS POINT RIVER TERMINAL | • Moss Point, MS (Jackson County)  
• 9 acre site located at 4611 McInnis Avenue with 300 foot barge dock and 12 foot draft  
• Home to MSE headquarters and MSE Brit Railcar Maintenance Shop | 38 mi | 7 mi | 33 mi | 25 kV* | 6" line 5 MCD 1 MGD | 8" line 4.5 MCD 1 MGD | 2" line | Light & Heavy Industrial |